072.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	636,500 / 636,500
					USE VALUE:	636,500 / 636,500
					ASSESSED:	636,500 / 636,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEARNEY WILLIAM T JR&CAROL ANN
Owner 2:	TRS/KEARNEY FAMILY TRUST
Owner 3:	
Street 1:	41 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KEARNEY WILLIAM T JR--ETAL -
Owner 2:	KEARNEY CAROL ANN -
Street 1:	41 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,600 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 1734 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	203,900		432,600	636,500
Total Card	0.152	203,900		432,600	636,500
Total Parcel	0.152	203,900		432,600	636,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.07 | /Parcel: 367.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 45828
GIS Ref:
GIS Ref:
Insp Date: 10/08/18

PREVIOUS ASSESSMENT

Parcel ID: 072.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	204,000	0	6,600.	432,600	636,600	636,600	Year End Roll	12/18/2019
2019	101	FV	185,400	0	6,600.	401,700	587,100	587,100	Year End Roll	1/3/2019
2018	101	FV	185,400	0	6,600.	401,700	587,100	587,100	Year End Roll	12/20/2017
2017	101	FV	185,400	0	6,600.	352,300	537,700	537,700	Year End Roll	1/3/2017
2016	101	FV	185,400	0	6,600.	321,400	506,800	506,800	Year End	1/4/2016
2015	101	FV	184,400	0	6,600.	284,300	468,700	468,700	Year End Roll	12/11/2014
2014	101	FV	184,400	0	6,600.	268,800	453,200	453,200	Year End Roll	12/16/2013
2013	101	FV	184,400	0	6,600.	255,900	440,300	440,300		12/13/2012

!6100!

PRINT

Date	Time
12/10/20	20:54:40

LAST REV

Date	Time
08/12/19	09:12:39

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6100

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEARNEY WILLIAM	61801-441		5/15/2013	Convenience	10	No	No		
	12464-57		6/23/1973		37,000	No	No		N

USER DEFINED

Prior Id # 1:	45828
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	Meas/Inspect	HS	Hanne S
12/11/2008	Meas/Inspect	336	PATRIOT
10/12/1999	Meas/Inspect	256	PATRIOT
7/29/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	12									432,598						432,600	

Total AC/HA: 0.15152 | Total SF/SM: 6600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,598 | Spl Credit | Total: 432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99395996
Adj $ / SQ:	127.475
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277103
Depreciation:	73155
Depreciated Total:	203947

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

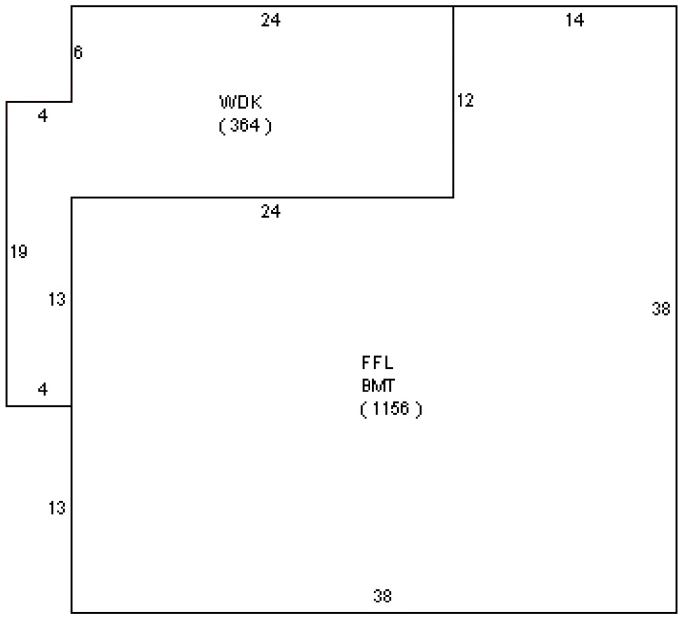
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,156	50.670	58,576
FFL	First Floor	1,156	127.480	147,362
WDK	Deck	364	8.690	3,165
	Net Sketched Area:	2,676	Total:	209,103
Size Ad	1156	Gross Are	2676	FinArea 1734

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.48
Special Features:	0	Val/Su Net:	76.20
Final Total:	203900	Val/Su SzAd	176.38

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: